

CLIENT VIEW



List Price	<b>\$2,000</b>	MLS #	<b>SM240501</b>
Status	<b>FOR LEASE</b>	ICI Type	<b>Comm Building</b>
		Business Type	<b>Retail, Service</b>
Address	<b>626 Queen ST E # 2B</b>		
City	<b>Sault Ste. Marie</b>	<b>P6A 2A4</b>	
District	<b>Sault Ste. Marie</b>	Zoning	<b>C2</b>
Sub District	<b>Ward 2</b>	Lot Size	<b>55.18x188.25</b>
Assessment \$	<b>509,000.00</b>	Acreage	<b>0.23</b>
Annual Taxes	<b>\$0.00 / 2024</b>	Fronting On	<b>North</b>
Lease Price	<b>\$2,000.00 / Mo</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Perfect spot for a Downtown Salon. Currently Mane Street Salon can now be leases as a turn-key operation. Extensive list of chattels and equipment. Great synergies within the building including busy cage, popular fitness club and spa/beauty services. These cross-over potential compliments what has always been a fun and vibey salon!

**Directions**  
 Roll # **576102004204600**  
 PIN **315410018**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>No</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Enviro. Audit	<b>No</b>		
Date and Phase			
SPIS Y/N	<b>No</b>		
Survey Y/N	<b>No /</b>		
Approx SqFt	<b>Less Than 700</b>		
Occupancy	<b>Owner &amp; Tenant</b>		
Age		Age (Building)	<b>Unknown</b>
Rental Equip	<b>None</b>		
		PROPERTY FEATURES	<b>Air Conditioning, Wheelchair Access</b>
		HEATING TYPE	<b>HVAC Unit</b>
		HEATING SOURCE	<b>Natural Gas</b>
		ACCESS	<b>Municipal Road</b>
		BASEMENT	<b>Full Basement</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		EXTERIOR FINISH	<b>Metal</b>
		ROOF TYPE	<b>Flat</b>

**Chattel Included** List of Chattels and Equipment included at LBO  
**Fixtures Excluded** None

Seating Capacity	Parking # of Spaces	<b>ANNUAL</b>
Retail SqFt	# Stories	Annual Water/Sewer Exp
Office SqFt	# Elevators	Annual Insurance Exp
Indust./Warehse SqFt		Annual Heating Exp
Residential SqFt		Annual Hydro Exp
Commercial SqFt		Annual Other Exp
Ceiling Height		Annual Total Exp
		Gross Income
		Net Operating Income

Listing Office	<b>Century 21 Choice Realty Inc. - OFFC: 705-942-2100</b>	Selling Office	
Sold Price		Firm Date	
Compliments of: <b>James Caicco - Cell: 705-941-8978</b>		<b>BROKER OF RECORD</b>	
E-mail <b>james.caicco@century21.ca</b>			
Company Name: <b>Century 21 Choice Realty Inc. - OFFC: 705-942-2100</b>			